

029.0

0004

0022.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
926,800 / 926,800
926,800 / 926,800
926,800 / 926,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		TUFTS ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HEATH ZACHARY	
Owner 2: HEATH ZACHARY/ TRUSTEE	
Owner 3: MICHAEL R HEATH SUPPLEMENTAL N	
Street 1: 18 FERNWAY	
Street 2:	

Twn/City: WINCHESTER	St/Prov: MA	Cntry:	Own Occ: N
Postal: 01890		Type:	

PREVIOUS OWNER	Owner 1: HEATH DONN R & VERONICA J -
Owner 2: -	
Street 1: 18 FERNWAY	
Twn/City: WINCHESTER	
St/Prov: MA	Cntry:
Postal: 01890	

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.
This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1938, having primarily Aluminum Exterior and 2392 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrrms.	Grantor	Legal Ref	Type Date Sale Code Sale Price V Tst Verif Notes

OTHER ASSESSMENTS	HEATH DONN R &	1380-64	2/2/2010	Family	517,000	No	No
		938-77	9/1/1980		100,000	No	A

BUILDING PERMITS	ACTIVITY INFORMATION
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name

PROPERTY FACTORS	10/19/2009	1014	Re-Roof	6,418																		
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Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		

Flood Haz:	Topo	1	Level
D			
s			

t	Gas:
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LAND SECTION (First 7 lines only)	Sign:	VERIFICATION OF VISIT NOT DATA
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/Ha: 0.11478

Total SF/SM: 5000

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

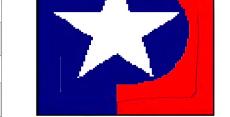
apro

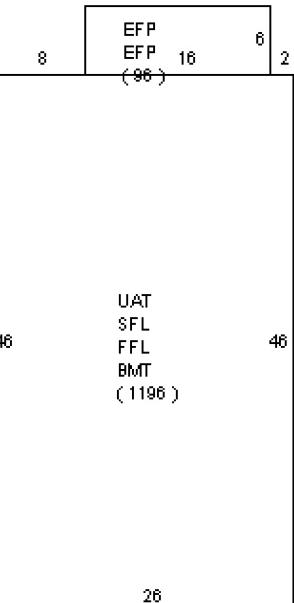
2023

User Acct	20391
GIS Ref	
GIS Ref	
Insp Date	08/19/17
Entered Lot Size	
Total Land:	
Land Unit Type:	

USER DEFINED

Prior Id # 1: 20391
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
LAST REV
Date Time
12/29/21 21:31:48
mmcmakin
2457
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type:	13 - Multi-Garden	2A - 2 Sty +Attic	(Liv) Units: 2 Total: 2	Full Bath: 2	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix:	Rating:	
Foundation:	1 - Concrete	Frame:	1 - Wood	A HBth:	Rating:	RESIDENTIAL GRID												
Prime Wall:	3 - Aluminum	Sec Wall:	8 - Brick Veneer 10 %	OthrFix:	Rating:	1st Res Grid Desc: Line 1 # Units 2												
Roof Struct:	1 - Gable	Roof Cover:	1 - Asphalt Shgl	Kits: 2	Rating: Average	Level FY LR DR D K FR RR BR FB HB L O												
Color: WHITE	View / Desir:	A Kits:	Rating:	Other														
GENERAL INFORMATION				Fpl:	Rating:	Upper												
Grade: C - Average	Year Blt: 1938	Eff Yr Blt:	Alt LUC:	WSFlue:	Rating:	Lvl 2												
Jurisdict:	Fact: .	Const Mod:	Lump Sum Adj:	Totals	RMs: 12	BRs: 4	Baths: 2	HB: 1	Lvl 1									
INTERIOR INFORMATION				Location:	Total Units:	Lower												
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Floor:	REMODELING				RES BREAKDOWN									
Prim Floors: 4 - Carpet	Sec Floors:	Total: 31 %	Phys Cond: AV - Average 31. %	% Own:	Exterior:	No Unit	RMS	BRS	FL	Interior:	2	6	2					
Bsmnt Flr: 12 - Concrete	Subfloor:		Functional:	Name:	Additions:					Kitchen:								
Bsmnt Gar:	Electric: 3 - Typical		Economic:		Baths:					Plumbing:								
Insulation: 2 - Typical	Int vs Ext: S		Special:		Electric:					Electric:								
Heat Fuel: 1 - Oil	Heat Type: 5 - Steam		Override:		Heating:					Heating:								
# Heat Sys: 2	% Heated: 100	% AC:	Total: 31 %		General:					General:								
Solar HW: NO	% Com Wal	% Sprinkled:			Totals	2	12	4										
CALC SUMMARY				COMPARABLE SALES														
Basic \$ / SQ: 180.00 Size Adj.: 1.08896315 Const Adj.: 0.98304033 Adj \$ / SQ: 192.689 Other Features: 114000 Grade Factor: 1.00 NBHD Inf: 1.00000000 NBHD Mod: LUC Factor: 1.00 Adj Total: 674910 Depreciation: 209222 Depreciated Total: 465688				Rate Parcel ID Typ Date Sale Price WtAv\$/SQ: AvRate: Ind.Val Juris. Factor: Before Depr: 192.69 Special Features: 0 Val/Su Net: 114.17 Final Total: 465700 Val/Su SzAd 194.69														
MOBILE HOME				Make:	Model:	Serial #	Year:	Color:	PARCEL ID 029.0-0004-0022.0									
SPEC FEATURES/YARD ITEMS																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	20X20	A	AV	1938	21.25	T	40	104			5,100		5,100	
More: N	Total Yard Items:	5,100	Total Special Features:									Total:	5,100					
																		
IMAGE 																		
AssessPro Patriot Properties, Inc																		